



PROPERTY HIGHLIGHTS

1380 South Public Road is a new construction, Class A office/flex building in Lafayette, Colorado. The building offers a unique leasing opportunity for up to 40,971 SF in the highly desirable Northwest Denver market. The site has good access to Boulder and Denver and is in close proximity to multiple amenities, including coffee shops, restaurants, grocery stores, shopping, etc. Ample parking and flexible zoning that allows for a variety of uses. Extremely competitive lease rates and Tenant Improvement Allowances available.

- Year Built: 2018
- 8 Drive-in Doors
- 24' Clear Height
- Electrical: 1,200 amp, 480-277 volt, 3-phase
- Sprinklers: ESFR

Sale Price:	\$7,374,780 (\$180/SF)
Available SF:	5,000-40,971 SF
Lease Rate:	\$11.95-13.95/SF NNN
NNN Expenses (Est):	\$5.00/SF
TI Allowance:	Negotiable
Parking:	2.42 spaces: 1,000 SF
Zoning:	C1 Regional Business
Available:	Immediately
Lease Term:	5 years minimum

DISCLAIMER: The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to confirm its accuracy and completeness.

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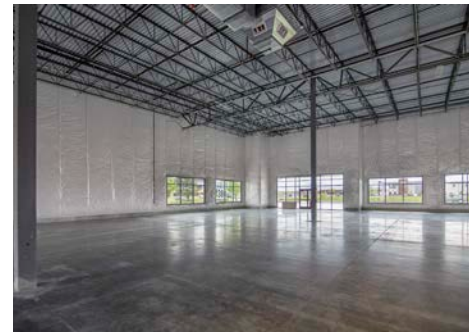
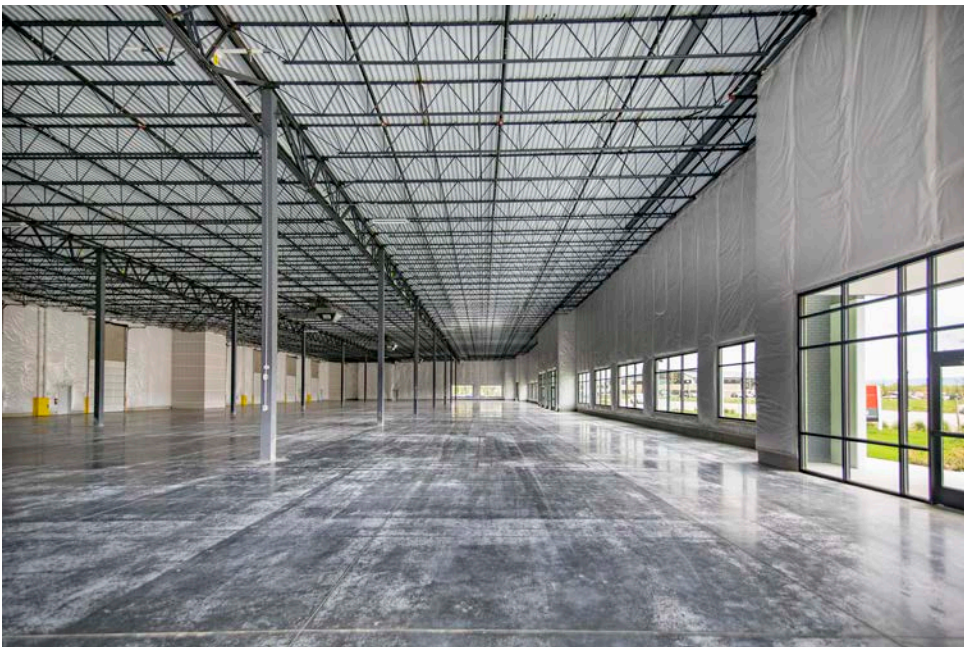
The Colorado Group, Inc
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NEW OFFICE/FLEX/LIGHT INDUSTRIAL BUILDING FOR SALE OR LEASE

Colorado
Group

1380 SOUTH PUBLIC ROAD, LAFAYETTE, CO 80026

PROPERTY PHOTOS



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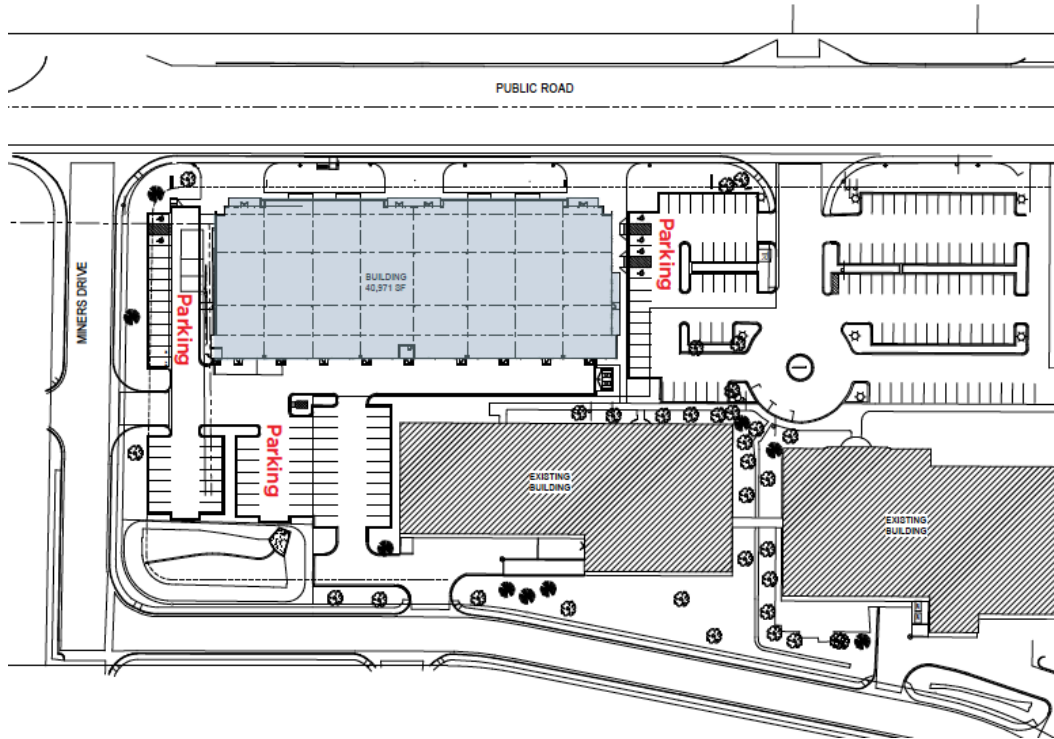
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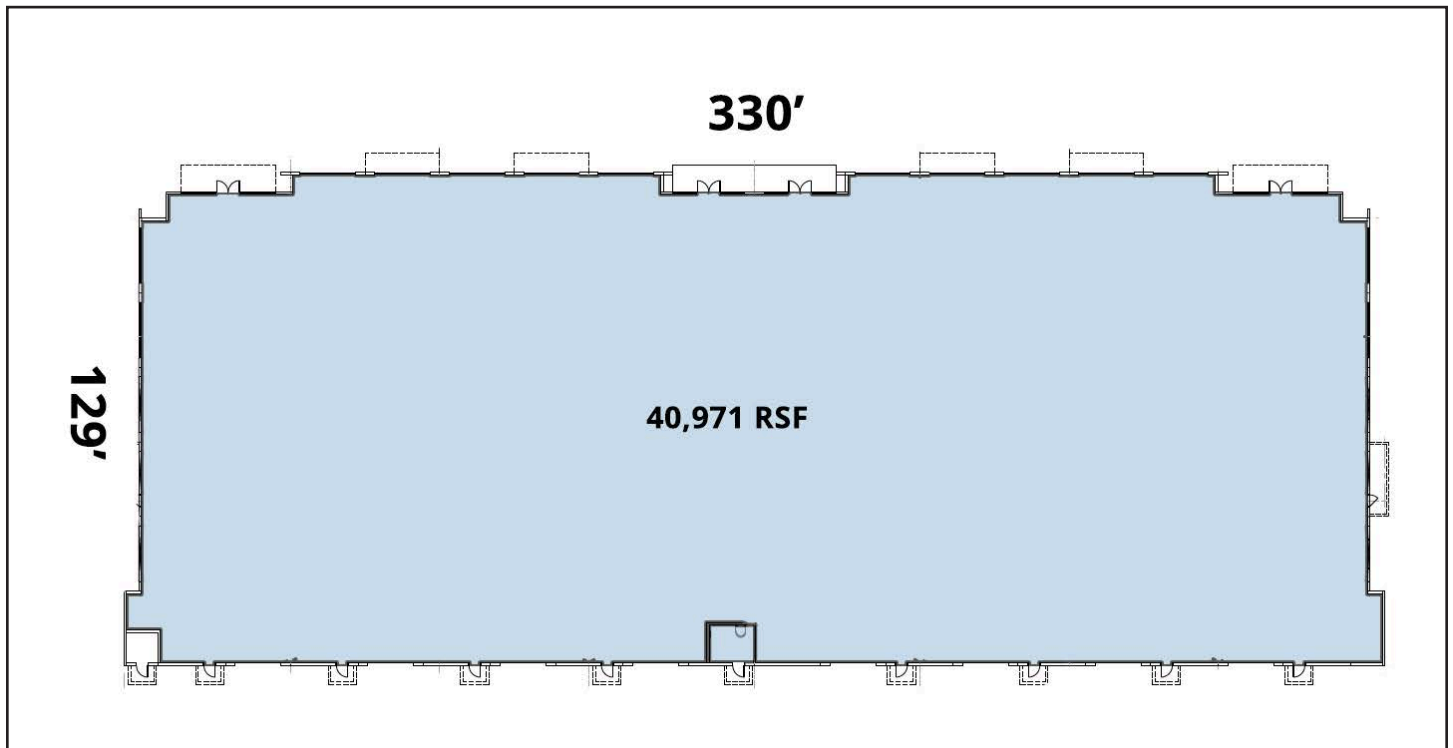
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PROPERTY **SITE PLAN**



PROPERTY **FLOOR PLAN**



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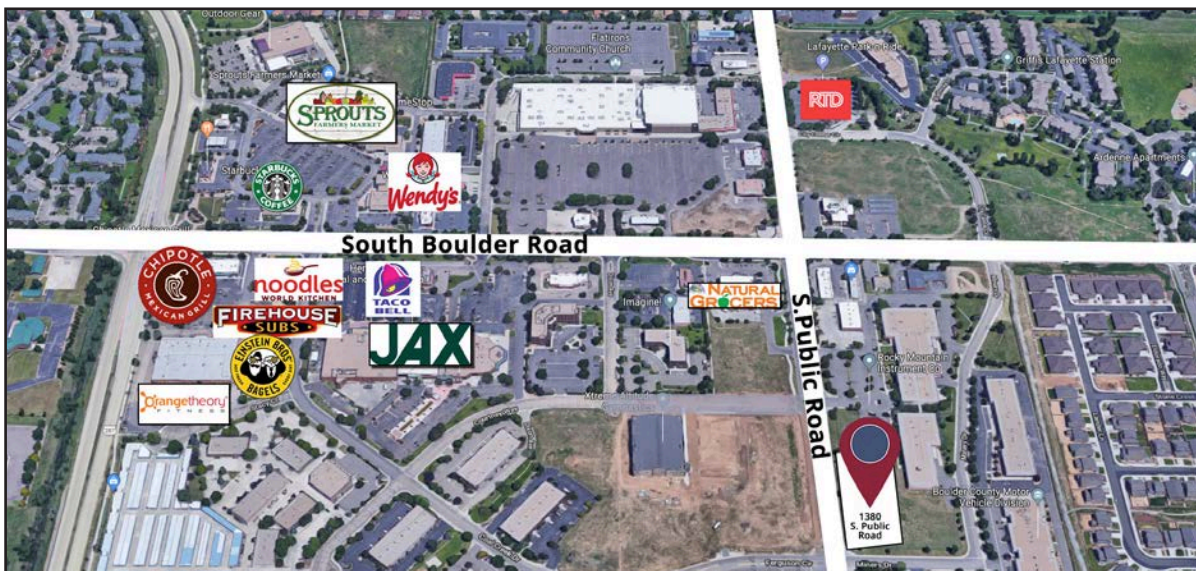
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PROPERTY LOCATION



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